



**Triton Court, Whitehall Lane, Buckhurst Hill**

**Guide Price £375,000**

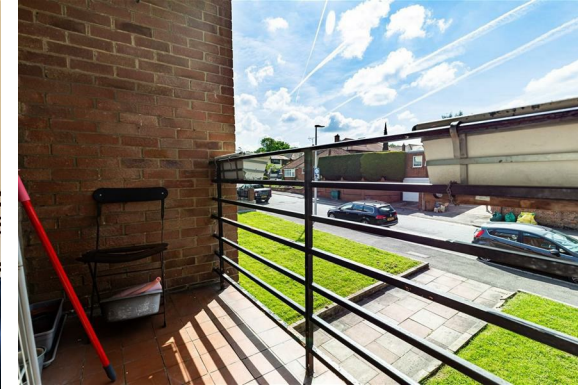


**MILLERS**  
ESTATE AGENTS

**\* SPACIOUS APARTMENT \* FIRST FLOOR  
FLAT \* TWO DOUBLE BEDROOMS \*  
BALCONY \* LEASE: APPROX. 107 YEARS \*  
GARAGE EN BLOC \***

A purpose built first floor apartment offering spacious two bedroom accommodation with a garage. The property is situated on a prestigious and desirable tree lined residential road. The property is full of natural light and offers good proportioned rooms to include a entrance hallway with built in cupboards, a front lounge/diner with a door to a south facing 8' balcony with views over the front lawned communal gardens, there is a kitchen/breakfast room, two double bedrooms and a family bathroom. Additional benefits include a long lease, security Entryphone system and the property is also chain free. Outside enjoys communal gardens to the front and side which are mainly laid to lawn. A driveway leads to a garage en-bloc.

Buckhurst Hill is a popular and desirable Town within Essex and is commonly regarded as one the more stylish and prominent places to live. This well positioned property boasts a Waitrose within a mile and Buckhurst Hill Central Line Station being just 0.8 mile away allowing easy access into London. It has access to Epping Forest, a superb place for scenic walks, beautiful wildlife, horse ring and mountain biking. Queens Road, the main high street is only a stone's throw from the property offering a busy High Street providing an array of café's, bars, boutique shops, restaurants, including a Waitrose. The M11 is available for north bound traffic to London at Loughton and the A406 North circular is connectable at Woodford. The M25 is available at Waltham abbey and parts of Epping Forest is a short drive away.





## FIRST FLOOR FLAT

### Entrance Hall

### Kitchen Breakfast Room

10'4" x 11'10" (3.16m x 3.60m)

### Living Room

13'1" x 13'4" (3.98m x 4.07m)

### Balcony

8'5" x 3'7" (2.56m x 1.09m)

### Bedroom One

12'0" x 11'4" (3.65m x 3.46m)

### Bedroom Two

8'11" x 12'2" (2.72m x 3.71m)

### Bathroom

6'9 x 6'11 (2.06m x 2.11m)

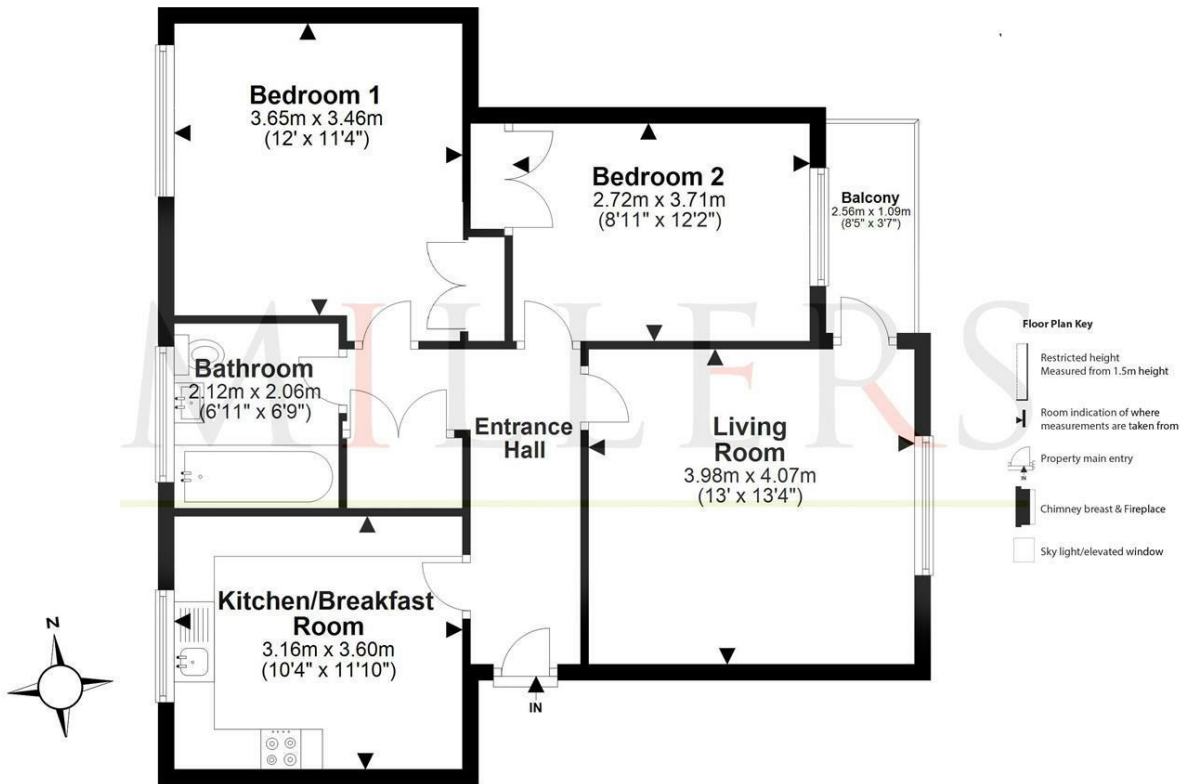
## EXTERNAL

### Garage En Bloc

### Communal Gardens

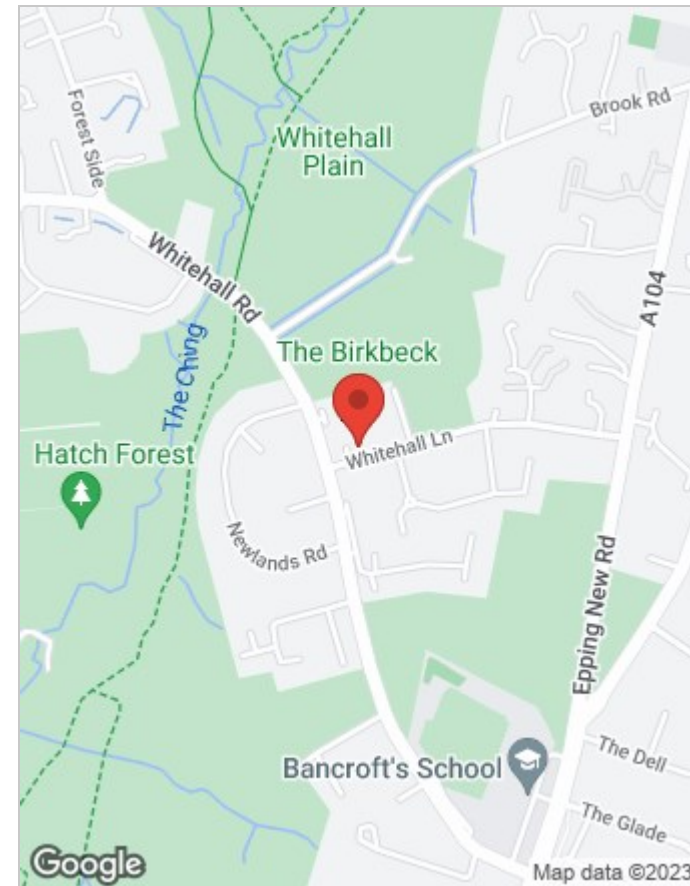
### First Floor

Approx. 67.9 sq. metres (730.8 sq. feet)



Total area: approx. 67.9 sq. metres (730.8 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage  
Plan produced using PlanUp.



### Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC				EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.